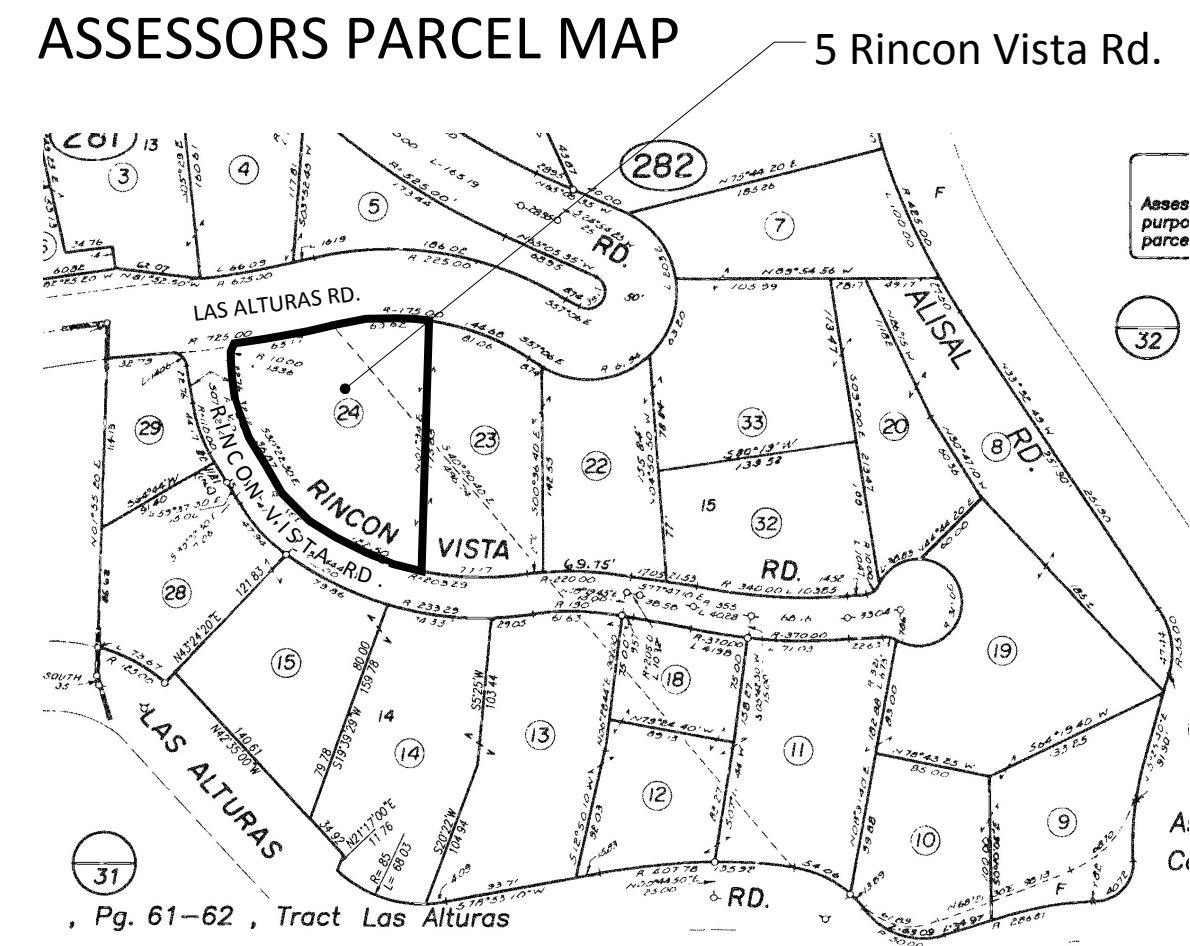


1. Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
2. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage channels.
4. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
5. Trash and construction related wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal of wind.
6. Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
7. Any slopes with disturbed soils or demanded of vegetation must be stabilized so as to inhibit erosion by wind and water.

5 Rincon Vista Road
Santa Barbara, CA 93103

ASSESSORS PARCEL MAP



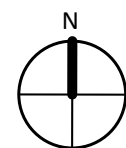
1. Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush.
2. Lavatory faucets shall a maximum flow rate of 1.2gpm at 60psi and a minimum flow rate of 0.8gpm at 20psi.
3. Kitchen faucets shall a maximum flow rate of 1.8gpm at 60psi.
4. Shower heads shall a maximum flow rate of 2.0gpm at 80psi.
5. Multiple shower heads serving one shower shall a combined flow rate of all shower heads of 2.0gpm at 80psi.
6. Multiple shower heads serving one shower shall a combined flow rate of all shower heads of 2.0gpm at 80psi.

- California Residential Code, 2020 Edition
- California Electrical Code, 2020 Edition
- California Fire Code, 2020 Edition
- California Energy Code, 2020 Edition
- California Green Building Code, 2020 Section 4.303
- California Plumbing Code, 2020 Edition
- California Mechanical Code, 2020 Edition

BUILDING TABULATION		
	GROSS	NET
TOTAL EXISTING	2,759	2,575
EXISTING GARAGE	556	519
PROPOSED GARAGE	556	519

	EXISTING	PROPOSED
DRIVEWAY	875	619
CONC. WALK	85	0
LANDING	0	21
Total Hardscape	960	640

	CUT	FILL
EXISTING DRIVEWAY		21.60
PROPOSED DRIVEWAY	18.14	
Total Cut/Fill		3.46



1. REMOVE ROLL UP GARAGE DOOR ON SOUTH FACING GARAGE WALL AND REPLACE WITH PAIR OF OUTSWING DOORS.
2. RELOCATE EXISTING GARAGE DOOR TO WEST FACING GARAGE WALL.
3. DEMO EXISTING CONCRETE DRIVEWAY.
4. ADD NEW PERMEABLE PAVER DRIVEWAY.

Owner	Kevin and Ashley Ritter 1805 Walnut Avenue Manhattan Beach, CA 90266 (310) 802-8125 kritter@westernasset.com
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Design Consultant Christopher J. La Rosa
1221 State Street #91353
Santa Barbara, CA 93190
(805) 450-2078
chrisjlarosa@gmail.com

Project Address	5 Rincon Vista Road Santa Barbara, CA 93103
APN#	019-282-024
Zone	RS-15
Occupancy Group	Residential R-3/U
Lot Size	.41 ACRES (17,860 SF)
Slope (City GIS Estimate)	18.87%
High Fire Area	Foothill
Land Use	Single Family
No. Residential Units	1
Type of Construction	V-B
Fire Sprinklers	No
Existing Parking Spaces	2 covered
Proposed Parking Spaces	2 covered
Cut/Fill	3.46 CY Fill

1. All installed lighting must be high efficacy per table 150.0-A of the California Energy Code 150.0.
2. All lighting in bathrooms shall be high efficacy and at least one fixture in each bathroom shall be controlled by a vacancy sensor. California Energy Code 150(K) 5.
3. Lighting in garages, laundry rooms, closets and utility rooms shall be high efficacy and at least one light fixture installed shall be controlled by a vacancy sensor. California Energy Code 150(K) 2.J.
4. Permanently installed lights in rooms other than restrooms, garages, laundry rooms and utility rooms shall be high efficacy luminaires. California Energy Code 150(K) 7.
5. Luminaires recessed into insulated ceilings shall not contain screw based sockets and shall be approved for zero clearance insulation cover (IC) by U.L. or other testing lab recognized by building official, and shall be certified air tight to show air leakage less than 2.0 cm ft at .011 psi in accordance with ASTM E283, and sealed with a gasket or caulk between housing and ceiling. California Energy Code 150(K).
6. Luminaires with screw based sockets shall meet the following requirements:
 - a. The luminaire must not be a recessed down-light in a ceiling.
 - b. The luminaire shall contain lamps that comply with reference Joint Appendix JA8.
 - c. The installed lamps shall be marked with "JA8-2016" or "JA8-E" as specified in reference joint appendix JA8.
7. Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with reference joint appendix JA8.
8. Permanently installed outdoor lights on buildings on the same lot shall be high efficacy and they shall be controlled by a motion sensor with integral photocontrol. California Energy Code 150(K) 9 A.
9. Vent fans must be switched separately from lighting. California Energy Code 150(K) 2B.

DESIGN	
A0.0	COVER SHEET
A0.1	IMAGES
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A2.1	EXISTING PLAN AND PARTIAL ELEVATIONS
A2.2	PROPOSED PLAN AND PARTIAL ELEVATIONS

[illegible]

Ritter Residence
5 Rincon Vista Road
Santa Barbara, CA 93103

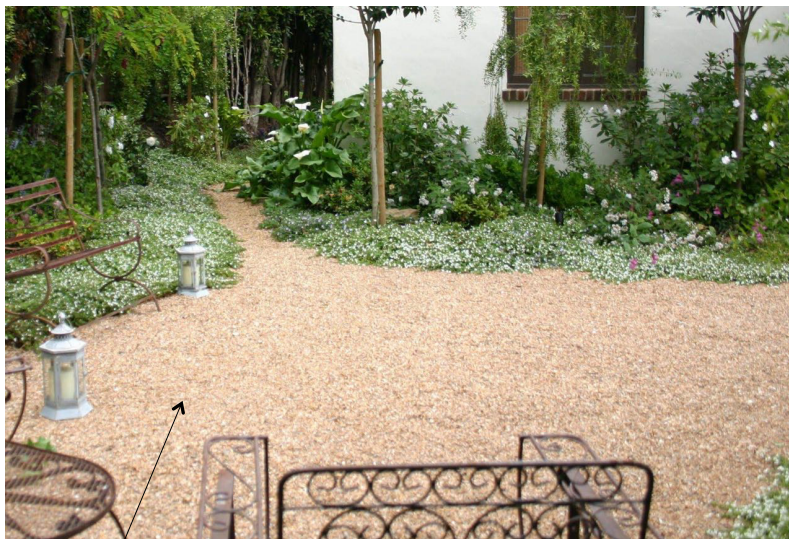
COVER SHEET

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Date	04/02/2020
Scale	AS NOTED WHEN PRINTED ON 24X

Printed on 4/2/20

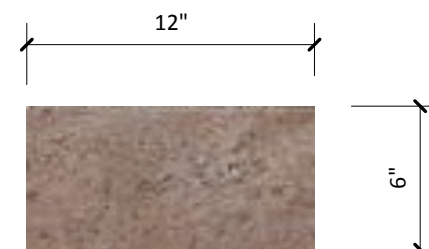
A0.0



GRAVEL FOR PROPOSED PATH
TO BE "BARK BROWN"

4 PROPOSED GRAVEL

SCALE: NTS



BELGARD AQUALINE PERMEABLE PAVER

COLOR: POTOMAC

PATTERN: HERRINGBONE
(IMAGE ABOVE DOES NOT REPRESENT PATTERN)

SIZE: 6" X 12" X 3 1/8"



KITCHLER LIGHTING OUTDOOR WALL LIGHT

COLOR: BLACK

SIZE: 4.75" X 12" X 7"

PROPOSED SCONCES

SCALE: NTS



(2)

EXISTING GARAGE DOOR TO BE REUSED

SCALE: NTS

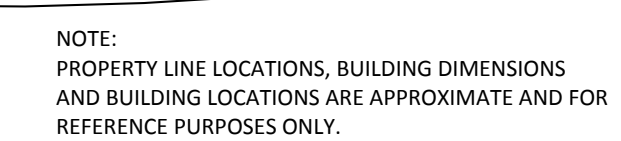


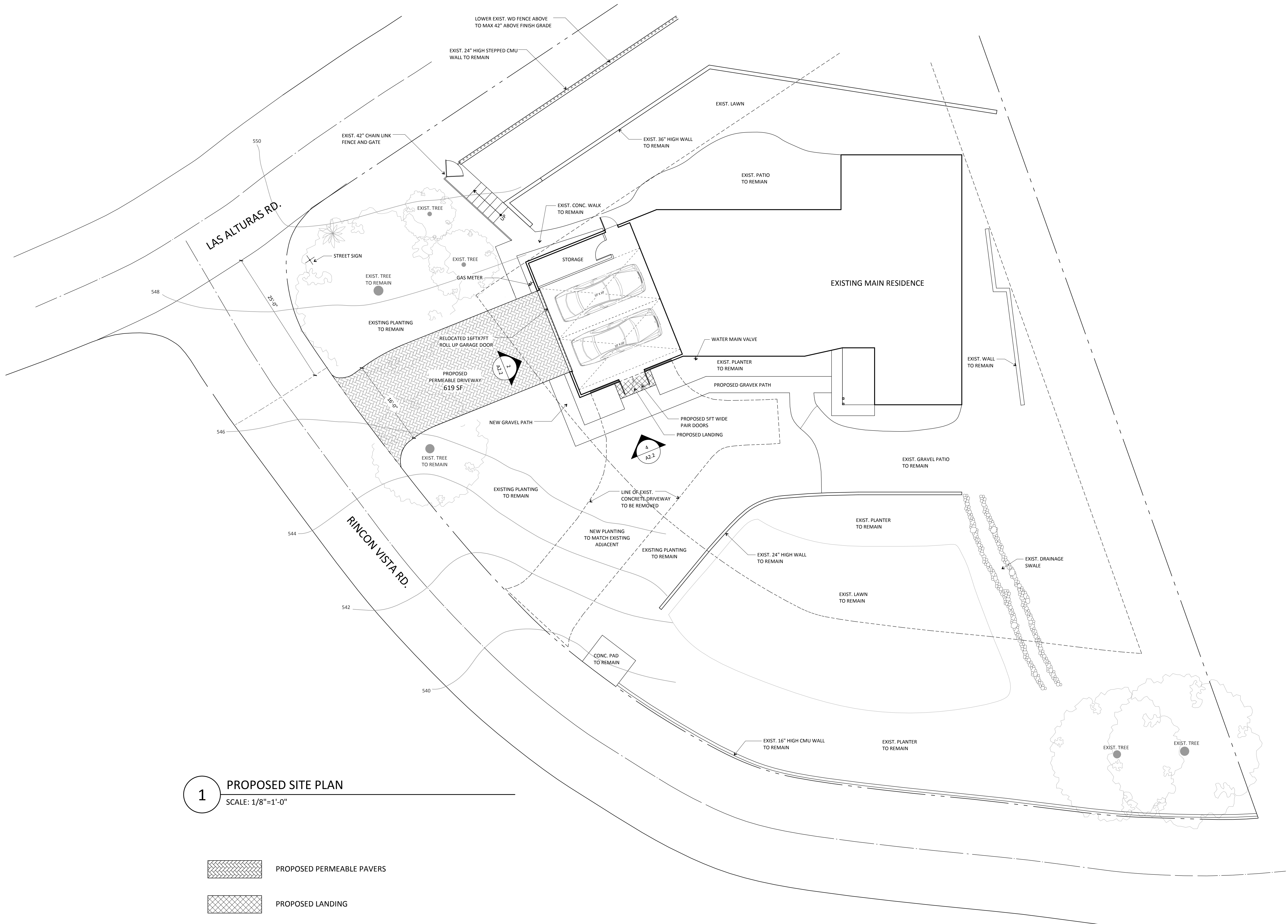
- ALUMINUM CLAD TO MATCH EXISTING DOORS AND WINDOWS IN DESIGN AND COLOR.

 $(1$

PROPOSED DOORS TO MATCH EXISTING

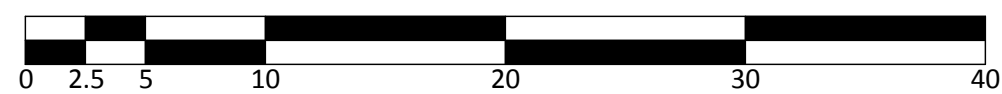
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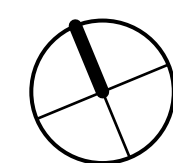


1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

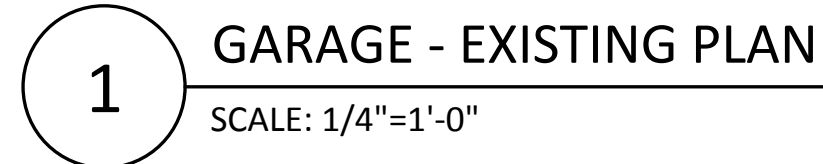
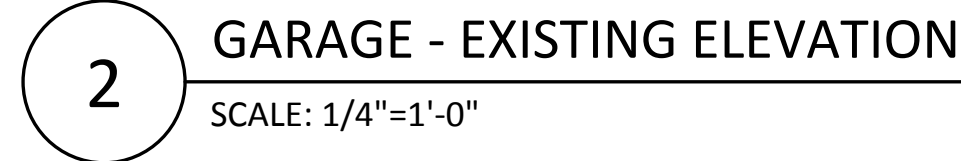
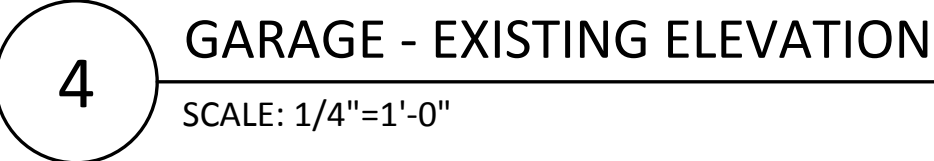
- PROPOSED PERMEABLE PAVERS
- PROPOSED LANDING




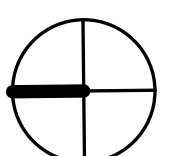
NOTE:
PROPERTY LINE LOCATIONS, BUILDING DIMENSIONS
AND BUILDING LOCATIONS ARE APPROXIMATE AND FOR
REFERENCE PURPOSES ONLY.

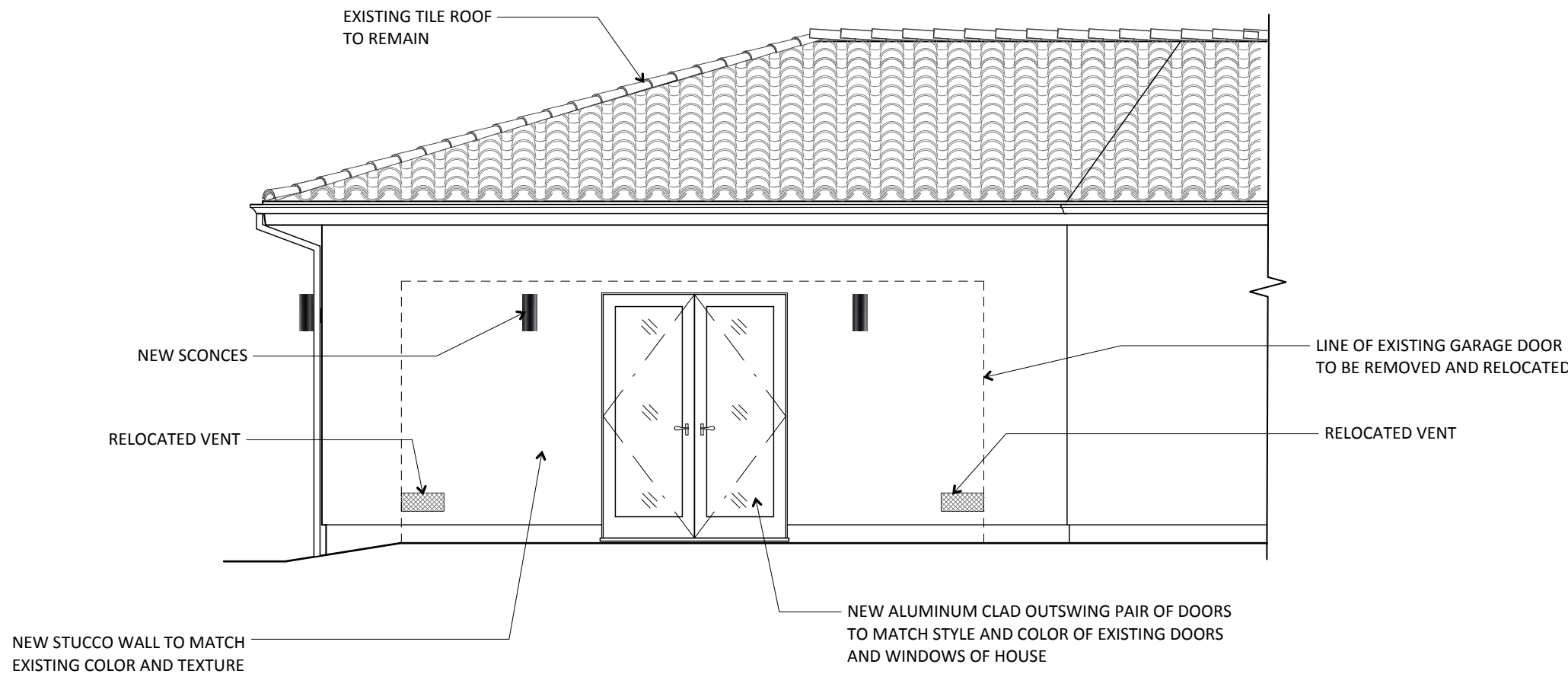


Submittals
04/02/2020 P&2
Christopher J. La Rosa Design Consulting Plan • Design • Manage 1221 State Street 19153 Santa Barbara, CA 93101 (805) 480-2078 christ@jla.com
Ritter Residence 5 Rincon Vista Road Santa Barbara, CA 93103
PROPOSED SITE PLAN
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Date 04/02/2020
Scale AS NOTED WHEN PRINTED ON 24X36
Printed on 4/2/20
Sheet
A1.2

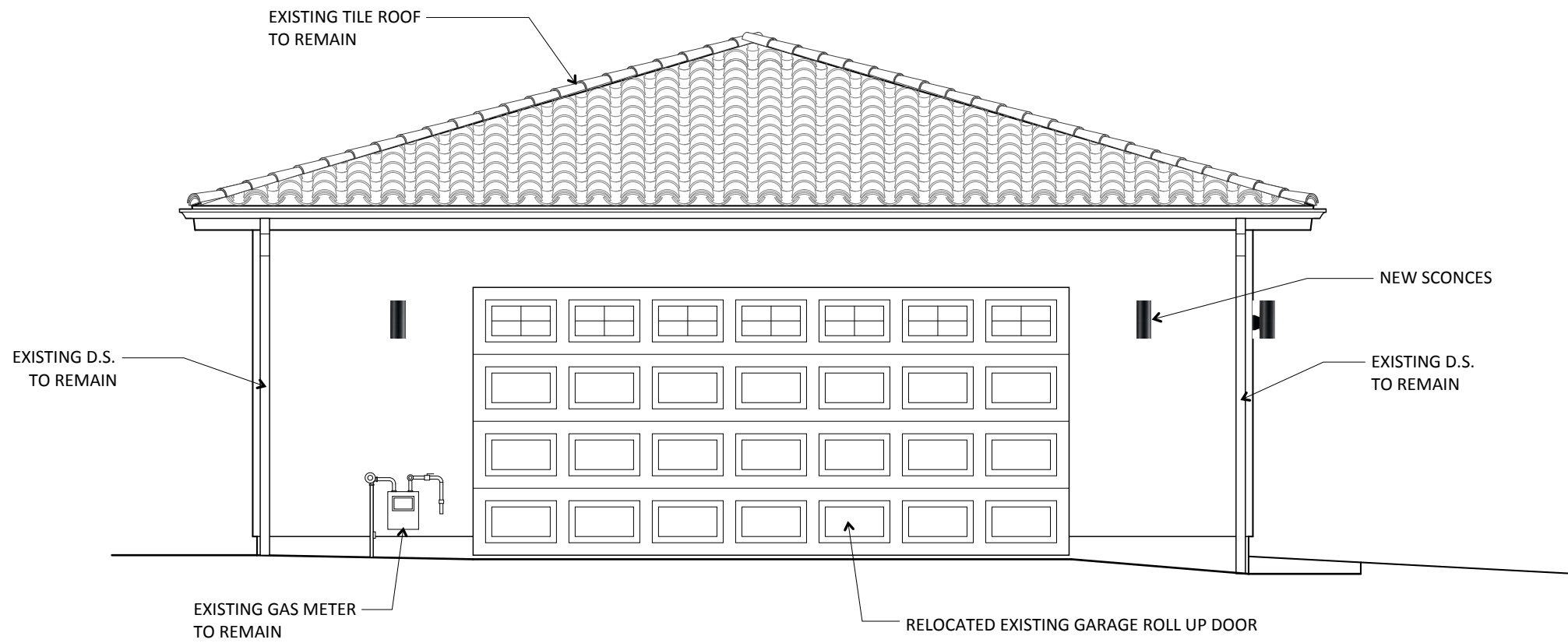


 (E) WALL TO REMAIN
 (E) WALL TO DEMO
 (N) WALL

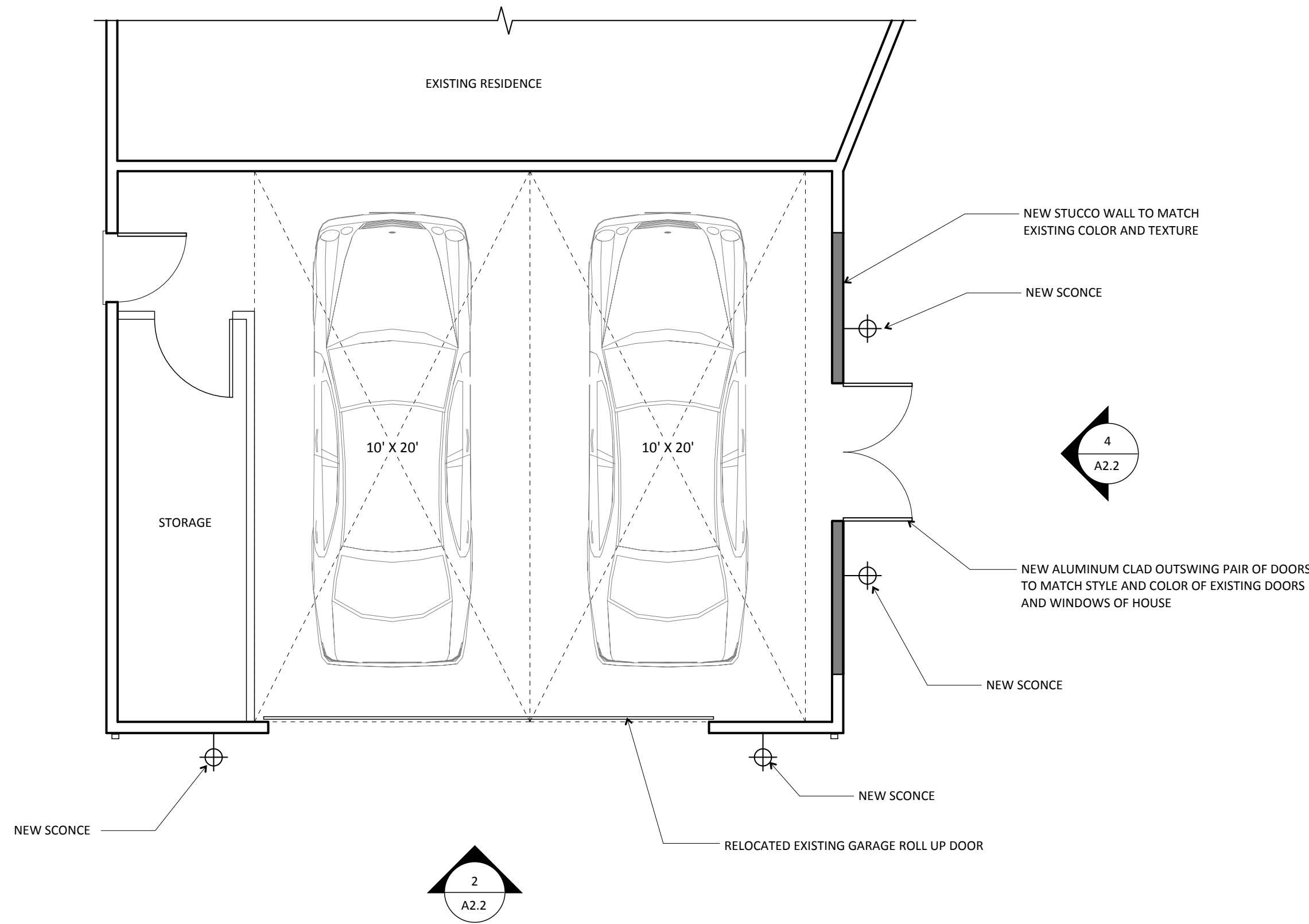




4 GARAGE - PROPOSED ELEVATION
SCALE: 1/4"=1'-0"



2 GARAGE - PROPOSED ELEVATION
SCALE: 1/4"=1'-0"



1 GARAGE - PROPOSED PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND
—— (E) WALL TO REMAIN
- - - - (E) WALL TO DEMO
■ (N) WALL

